157.0	0002	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	762,800 / 762,800
					USE VALUE:	762,800 / 762,800
					ASSESSED:	762,800 / 762,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARSH COURTNEY
Owner 2:	
Owner 3:	
Street 1:	110 RHINECLIFF STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FORTI PATRICIA A -
Owner 2:	-
Street 1:	110 RHINECLIFF STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 1804 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	342,800		420,000	762,800
Total Card	0.138	342,800		420,000	762,800
Total Parcel	0.138	342,800		420,000	762,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.84 | /Parcel: 422.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	104363
GIS Ref	
GIS Ref	
Insp Date	07/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	342,800	0	6,000.	420,000	762,800	762,800	Year End Roll	12/18/2019
2019	101	FV	262,100	0	6,000.	420,000	682,100	682,100	Year End Roll	1/3/2019
2018	101	FV	217,700	0	6,000.	354,000	571,700	571,700	Year End Roll	12/20/2017
2017	101	FV	217,700	0	6,000.	324,000	541,700	541,700	Year End Roll	1/3/2017
2016	101	FV	218,000	0	6,000.	276,000	494,000	494,000	Year End	1/4/2016
2015	101	FV	204,500	0	6,000.	240,000	444,500	444,500	Year End Roll	12/11/2014
2014	101	FV	204,500	0	6,000.	222,000	426,500	426,500	Year End Roll	12/16/2013
2013	101	FV	204,500	0	6,000.	211,200	415,700	415,700		12/13/2012

!12278!

PRINT

Date	Time
12/11/20	02:22:44

LAST REV

Date	Time
10/15/18	11:18:05
apro	
12278	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORTI PATRICIA	68336-307		11/2/2016		585,000	No	No		
CANNIFF BRIAN	26955-142		12/31/1996		212,000	No	No		Y

USER DEFINED

Prior Id # 1:	104363
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/29/2017	1689	Add Bath	13,000	C				
9/15/2017	2012	Addition	200,587					30x20 add+kitch+ba
10/16/1995	630		3,500					EXT/ENCLOSE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
7/10/2018	Measured	DGM	D Mann
7/10/2018	Left Notice	DGM	D Mann
7/10/2018	Permit Visit	DGM	D Mann
3/23/2017	SQ Returned	MM	Mary M
1/24/2017	Sales Review	PT	Paul T
10/6/2016	Measured	DGM	D Mann
11/3/2008	Meas/Inspect	345	PATRIOT
1/6/2000	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.23203993
Const Adj.:	0.98990101
Adj $ / SQ:	128.058
Other Features:	116633
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	384346
Depreciation:	41509
Depreciated Total:	342837

COMMENTS

SCUTTLE OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

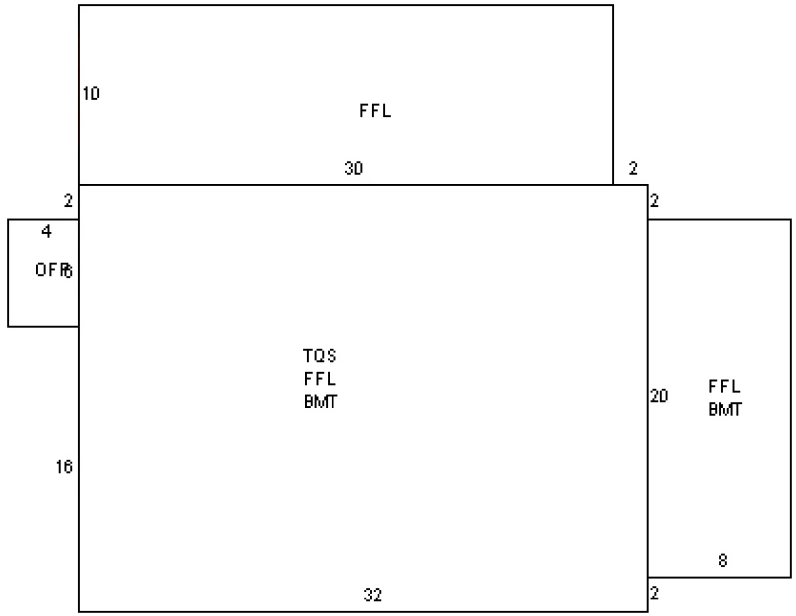
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	128.06
Special Features:	0	Val/Su Net:	124.38
Final Total:	342800	Val/Su SzAd	190.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,228	128.060	157,255
BMT	Basement	928	38.420	35,651
TQS	3/4 Story	576	128.060	73,761
OFP	Open Porch	24	43.560	1,045

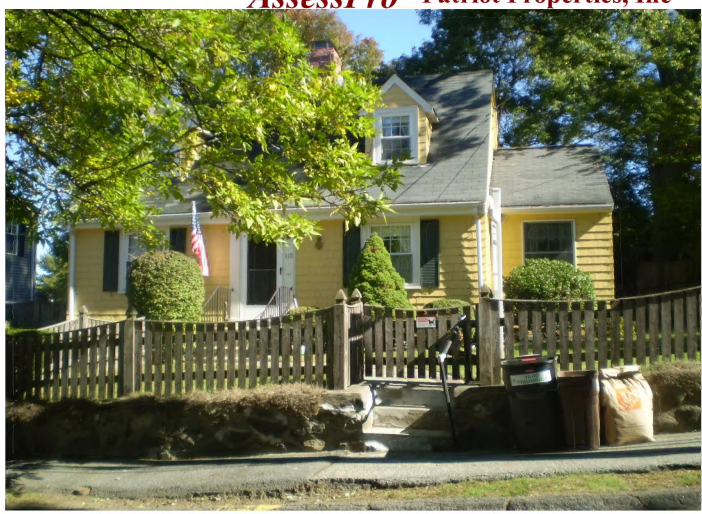
Net Sketched Area:	2,756		Total:	267,712	
Size Ad	1804	Gross Are	2948	FinArea	1804

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X6	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	